

Summary of Committee on the Built Environment (COBE) Actions To Date on Lowrise Multifamily Zoning, March 16, 2010

Issue	Staff Proposal	Committee Direction	Date of Committee meeting
Encourage different types of multifamily buildings in different Lowrise zones	<ul style="list-style-type: none"> • Retain definition of cottage housing • Adopt new definitions for apartment, townhouse, rowhouse, and autocourt townhouse • Encourage rowhouses and townhouses in lower density zones • Encourage apartments in higher density zones • Discourage autocourt townhouse development in all lowrise zones 	<ul style="list-style-type: none"> • Support concept • Determine what development standards are needed to encourage, support or discourage particular building types 	February 24, 2010
Reduce the number of Lowrise zones from five to three	<ul style="list-style-type: none"> • Rename the Lowrise Duplex Triplex zone Lowrise 1 (LR1) • Combine Lowrise 1 (L1) and Lowrise 2 (L2) zones into a new Lowrise 2 (LR2) zone • Combine Lowrise 3 (L3) and Lowrise 4 (L4) zones into a new Lowrise 3 (LR3) zone 	<ul style="list-style-type: none"> • Support concept • Support minor modifications to zone locational criteria • Determine which zones may see capacity increases • Recommend strategies to manage increased capacity through density limits or other standards 	February 24, 2010
Allow the use of alleys for parking access when a lowrise zone is across from a single family zone	<ul style="list-style-type: none"> • Eliminate prohibition on alley use when ground-related housing in an LDT zone is across an alley from a single family zone • Eliminate prohibition on alley use when apartments in an L3 or L4 zone are across an alley from a single family zone 	Support concept	February 24, 2010
Increase the height limit from 25 feet to 30 feet in LDT, L1, and L2 zones	<ul style="list-style-type: none"> • Restoring height limit lowered from 30 feet to 25 feet in 1989 can improve on structure design • 25 foot height limit results in floors of differing heights and creates visual impacts • Increasing the height limit would help address lack of new apartments in L2 zones 	<ul style="list-style-type: none"> • Support concept • May consider additional development standards on lots that abut single family zones 	March 10, 2010

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Establish new standards for the location and dimensions of storage areas for waste disposal containers.	<ul style="list-style-type: none"> Require housing units that are billed individually to provide a 2'x6' storage space for garbage and recyclables Allow multi-unit developments that are billed as a single entity the choice of either individual or shared storage spaces Adopt separate standards for buildings with 2 to 8 units that allow for smaller shared spaces Establish standards for the location of containers ready for pick-up 	<ul style="list-style-type: none"> Support concept Continue evaluating how pick-up locations in the planting strip work together with the Green Factor landscaping requirements 	March 10, 2010
Adopt a consistent and simpler method for measuring structure height	<ul style="list-style-type: none"> Adopt the Shoreline method for measuring height for all areas except the Downtown and South Lake Union urban centers Shoreline Code method is most compatible with the Building Code Shoreline method reduces costs of development by allowing one standards for compliance Shoreline method reduces mass and height on top of slope but allows taller structures on lower portion of slope 	Support concept	March 10, 2010
Increase the height limit in L3 zones from 30 feet to at least 35 feet	Height in new LR3 zone would range from 30' to 40', based on housing type and location inside or outside of an urban center, urban village, or light rail station area		March 20, 2010
Eliminate parking requirements in Lowrise zones in urban villages	Eliminate the parking requirement in urban villages on lots within ¼ mile of frequent transit service		March 20, 2010
Establish floor area ratio (FAR) limits; determine whether density limits should be used with FAR			March 25, 2010

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Issue	Staff Proposal	Committee Direction	Date of Committee meeting
Require Administrative Design Review for townhouses with three or more units instead of establishing specific design standards in the Code			April 2, 2010 (estimated)
Should be greater regulation of units with large numbers of bedrooms?			April 2, 2010 (estimated)
Should small scale commercial uses be permitted in Lowrise zones?			April 2, 2010 (estimated)
Replace existing landscape requirements with the Green Factor requirements used in Midrise and Highrise zones			April 2, 2010 (estimated)
Should alley access be required when a lowrise zoned lot abuts an alley, and if so, should alley improvements also be required?			April 2, 2010 (estimated)
Should both street and alley access to parking be permitted, if doing so reduces the amount of paving on a lot?			April 2, 2010 (estimated)
Replace existing open space requirements with residential amenity standards			April 2, 2010 (estimated)
Simplify or eliminate the need for the unit lot subdivision process.			April 2, 2010 (estimated)